DELEGATED DECISION REPORT

SMD/2017/0446	**IVY COTTAGE LAKE ROAD**	**REAR DORMER TO FORM EN**
Valid 03/07/2017	**RUDYARD**	**SUITE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the application site and the wider Rudyard Conservation Area;
- Green Belt; and
- Impact on the amenity of the area.

DESCRIPTION OF SITE

Ivy Cottage is a semi-detached character dwellinghouse located on the south western side of Lake Road. The cottage is a traditional double fronted property with a projecting gable and catslide roof to the rear. The site slopes steeply to the rear and back onto an area of woodland. Toe the north west and south east the site is bound by neighbouring residential dwellings.

For the purposes of this assessment, the application site falls within the Rudyard Conservation Area and is also blanketed by the north Staffordshire Green Belt.

PROPOSAL

Approval is sought for the proposed construction of a box dormer roof extension to the rear of the dwellinghouse. The development is proposed to accommodate an en suite shower room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6b Smaller Villages Area Strategy
R1 Rural Diversification
R2 Rural Housing
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7, 9, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.08.2017
Neighbour consultation period ends: 09.08.2017
Press Advert: 17.08.2017

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system STW have no objections to the proposal and do not require a drainage condition to be applied.

Staffordshire County Council Highways

No objection.

SMDC Conservation Officer

Virtually impossible to see from public viewpoints. No harm to the character or appearance of the Conservation Area.

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands/ when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Planning applications that accord with the policies contained in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

Rudyard is identified as a ‘Smaller Village’, in accordance with policy SS6b the smaller villages shall provide only for appropriate development which enhances community vitality or meets a local social or economic need.

All development in rural areas outside of the development boundaries of the towns and villages as outlined on the Core Strategy Policies Maps will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the area. Policy R1 states that appropriate development should not harm the rural character and environmental quality of the area.

Policy R2 of the Core Strategy is consistent with paragraph 89 of the NPPF which regards the proportionate extension or alteration of a building within the Green Belt as constituting appropriate development. There do not appear to have been any previous extensions to the property and the proposal therefore constitutes appropriate development in the Green Belt.

The principle of development is considered to be acceptable subject to matters of detailed design and the impact on residential amenity.

Design

Policies DC1 and DC2 seeks to ensure that all new development is of a high quality and designed to respect the site and its surroundings. Development which would harm or be detrimental to the special character and historic heritage of the District’s towns and villages will be resisted.

This application seeks approval for the proposed construction of a flat roof box dormer window that is to be located on the rear roof slope of the dwellinghouse. The window is to accommodate an en-suite shower room and is to be clad with tiles to match the existing roof. Though a box style dormer window is not an encouraged design solution, a site visit has confirmed that the window will not be visible from outside of the site and accordingly would not impact on the character and appearance of the Rudyard Conservation Area. It is therefore considered that a refusal on such grounds could not be successfully substantiated

Amenity

In accordance with policy DC1 all new development shall be designed to protect the amenity of the area, including residential amenity. The application site is bound by residential properties to the north west and south east. The rear garden comprises of a steeply sloping bank. Taking account of the positioning of the proposed development relative to these neighbouring properties it is not considered that the development result in harm to the amenity of the area.

Highway Safety

The proposed development would not result in the provision of additional habitable accommodation. No objection has ben received from SCC Highways.

CONCLUSION / PLANNING BALANCE

The proposed development constitutes a proportionate extension that would not detract from the scale or appearance of the host dwelling. The extension would not be visible from public vantage points from within the Rudyard Conservation Area and as such would not impact on the character and historic heritage of Rudyard. Furthermore, I am satisfied that the development would not lead to detrimental harm to the amenity of the area. This application is considered to sufficiently accord with the relevant, design, amenity, and Green Belt policies of the SMDC Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 20.09.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council